

**BOROUGH OF NORTHVALE
REORGANIZATION MEETING
COMBINED PLANNING BOARD/BOARD OF ADJUSTMENT
JANUARY 8, 2020
7:30 P.M.**

MINUTES

CALL THE MEETING TO ORDER

Chairman Amorosso called the Reorganization Meeting to order at 7:30 PM in the Planning Board/Board of Adjustment meeting room located on the second floor of the Municipal Building at 116 Paris Avenue in Northvale, New Jersey 07647.

STATEMENT

Chairman Amorosso read the “Sunshine Statement” into the record as follows:

“This is a Reorganization Meeting of the Combined Planning Board/Board of Adjustment of the Borough of Northvale. The date, time and location of this meeting has been advertised in the official newspaper of the Borough, filed with the Borough Clerk and posted on the bulletin board in the Municipal Building. All notice requirements of Public Meetings Act for this meeting have been fulfilled. Please note the fire exits as required by law at the public meetings.”

ROLL CALL:

PRESENT: Chairman Amorosso, Mayor Marana, Councilman Devlin, Mr. Giannotti, Mr. Guyt, Mr. Moran, Mr. Sillery, Mr. Vollmer, Mr. Hogan (Alternate #1), Mr. Pothos (Alternate #2), Mr. Degen (Alternate #3)

ALSO PRESENT: Gregg Paster, Board Attorney, Frances Weston, Board Secretary

ABSENT: Mr. DeLaura, Mr. Dour

ALSO PRESENT: Ronda Reinstein, transcriber for Laura Carucci

Mayor Patrick Marana swears in the following members: George Vollmer, William Guyt, John M. Hogan, Wayne Degen

Planning/Zoning Board – Mayor’s Appointments –

YEAR	POSITION	NAME	TERM	BEGINNING	ENDING
2020	Class I	Patrick Marana	4 year	1/1/19	12/31/22
	Class II	William Guyt	1 year	1/1/20	12/31/20
	Class IV	George Vollmer	4 year	1/1/20	12/31/23
	Class IV	Ryan Moran (fill Devlin)	Unexpired	1/1/19	12/31/22
	Alternate #1	John M. Hogan	2 year	1/1/20	12/31/21

	Alternate #2	Dennis Pothos (fill Moran)	2 year	1/1/19	12/31/20
	Alternate #3	Wayne Degen	2 year	1/1/20	12/31/21
	Alternate #4	Vacant	2 year	1/1/19	12/31/20

Council's Appointment to the Planning/Zoning Board – Class III

Councilman Ed Devlin as the Council's appointment to the Planning/Zoning Board for a one year term ending 12/31/20

A motion to appoint Charles Amorosso as **Chairman of the Board** was made by Mr. Giannotti, seconded by Mr. Hogan.

All present were in favor.

A motion to appoint Edward Giannotti as **Vice Chairman of the Board** was made by Mr. Amorosso, seconded by Mr. Vollmer.

All present were in favor.

A motion to appoint Frances Weston as **Board Secretary** was made by Mr. Amorosso, seconded by Mr. Moran.

All present were in favor.

A motion to appoint Gregg Paster, Esq. of Gregg E. Paster & Associates, 18 Railroad Avenue, Suite 104, Rochelle Park, New Jersey as the **Board Attorney** was made by Mr. Giannotti, seconded by Mr. Vollmer.

All present were in favor.

A motion to appoint Maser Consulting, P.A., 400 Valley Road, Suite 304, Mount Arlington, New Jersey as the **Board Engineer** was made by Mr. Amorosso, seconded by Mayor Marana.

All present were in favor.

All members present were in favor of selecting the Record to be the **Official Newspaper** (which is also the official newspaper used by the Mayor and Council).

All members present were in favor to accept the **2020 Meeting Dates**.

All members present were in favor of the **Official Depositories** (the same banks as the Mayor and Council use for the deposits of escrow accounts).

This concludes the REORGANIZATION portion of the meeting.

REGULARLY SCHEDULED COMBINED WORK AND FORMAL MEETING

APPLICATION OF ERIN MORAN

164 WALNUT STREET
BLOCK 1011, LOT 10

Letter received from Attorney Brian Chewcaskie on behalf of Erin Moran requesting an adjournment without further notice to February 5, 2020.

REQUEST FOR RECONSIDERATION
EASTERN ALLIED
192 LIVINGSTON STREET
BLOCK 909, LOT 6

Chairman Amorosso asked Attorney Paster to explain the reconsideration. Atty. Paster explains the vote taken in December ended in a 4-4 tie, the application was neither defeated nor adopted. The applicant had 45 days to ask for the reconsideration. Atty. Dean Stamos from the law firm of Ferraro & Stamos, LLP located at 22 Paris Avenue in Rockleigh, New Jersey came forward representing the applicant, Eastern Allied. Atty. Stamos explains the Paris Avenue overlay zone where this is located. He advises that he noticed the public within 200' and provided the transcript from the December meeting. He would like the Board to approve a motion for reconsideration. Mr. Sillery asked if he would be doing another presentation which Mr. Stamos replied no. Mayor Marana stated, after reading the transcript, they need to get rid of those two empty spaces. The Mayor also stated that in the resolution it should state that the zoning official will do an inspection once a year.

Chairman Amorosso **opened the meeting** to the public.

Teddi Andreopolis, representing her parents that live at 183 Firenze Street – stated she has concerns about this application. She asked why the minutes weren't posted on the website. The minutes cannot be posted until they are approved by the Board. She has concerns about parking, egress for pedestrians to Firenze Street, garbage concerns, and more traffic on Livingston Street. She asked that her objection be noted.

A motion to **accept the request for reconsideration** was made by Mr. Vollmer, seconded by Mr. Giannotti.

ROLL CALL VOTE: Mr. Vollmer, Mr. Giannotti, Chairman Amorosso, Mayor Marana, Mr. Guyt, Mr. Sillery, Mr.. Hogan, Mr. Pothos – **YES**
Councilman Devlin – **NO**
Mr. Moran recused himself as he is within 200'.

A motion to **approve** the application was made by Chairman Amorosso, seconded by Mr. Giannotti.

ROLL CALL: Chairman Amorosso, Mr. Giannotti, Mayor Marana, Mr. Guyt, Mr. Vollmer, Mr. Hogan, Mr. Pothos – **YES**
Councilman Devlin, Mr. Sillery – **NO**

Mayor Marana explained his yes vote – if this went to court, the court would award the applicant 30 units.

APPROVAL OF RESOLUTION #20-01
THE LIGHT PRESBYTERIAN CHURCH
235 PEGASUS AVENUE, BLOCK 202, LOT 4

A motion to **approve** the Resolution was made by Chairman Amorosso, seconded by Mr. Giannotti.

All present were in favor. Mr. Hogan abstained.

APPROVAL OF RESOLUTION #20-02
LAB TECH
170 LEGRAND AVENUE, BLOCK 1101, LOT 11

A motion to **approve** the Resolution was made by Mr. Moran, seconded by Mr. Hogan.

All present were in favor.

APPROVAL OF RESOLUTION #20-03
NORTHVALE GREENS
BLOCK 908, LOT 1 AND BLOCK 603, LOT 6

This Resolution was tabled until the next meeting on January 22nd.

APPROVE RELEASE OF PERFORMANCE GUARANTEE AND S&S
GUARANTEE TO EASTERN ALLIED, PROPERTY ADDRESS
200-202 WASHINGTON STREET

The Board did not vote on this. Mayor Marana stated it be sent back to the Mayor and Council to be approved.

APPROVAL OF MINUTES OF DECEMBER 4, 2019

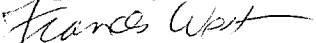
A motion to **approve** the minutes was made by Chairman Amorosso, seconded by Mr. Giannotti.

All present were in favor. Mr. Hogan abstained.

General Discussion.

A motion to **adjourn** the meeting at 8:30 pm was made by Mr. Sillery, seconded by Mr. Moran.

All present were in favor.

Respectfully Submitted,

Frances Weston
Board Secretary

Approved: January 22, 2020